

PA/2023/790- 20 Whitecross Street, Barton upon Humber, DN18 5EU

Site: A very early house, according to the official list description, with origins in the 16th C with some later alterations, particularly to the principal west elevation, which has Georgian sash windows and 19th C canted bays. Photographs supplied with the planning application show just how early the building is as seen from the rear garden, which retains a much more vernacular character, than the historically remodelled polite frontage. The rear elevation is of high architectural and historic significance, as much as the principal elevation to the front, due to its age and character.

Proposed Development: replace 2no. windows with a 1no. pair of wide French doors and 1no. French door with a Juliet balcony, at the rear of the house.

Advice: Firstly, this application is a very poorly detailed submission. No plans or elevations are provided showing exactly where the proposed changes are intended. Only a location plan showing an approximation of where the proposed windows would be located. This is a completely unacceptable level of information for an application to alter a listed building. There is no detail about the windows that are to be replaced, whether openings need to be expanded or reduced, or what the impact on the interior as a result of the proposed changes (the interior of the building is also listed). The heritage statement focuses on the front of the house and its Georgian character and states nothing of the significance of the rear of the house. The Design & Access Statement does not meet the legal validation criterion for listed buildings (Listed Building Regulations 1990). See below the legal requirements for a D&A for a listed building and what this **must** contain please see below (a direct extract from the NPPG). It should be noted that this is very different to a planning application D&A.

What should be included in a Design and Access Statement accompanying an application for listed building consent?

Design and Access Statements accompanying applications for listed building consent must include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of:

- (a) the special architectural or historic importance of the building;
- (b) the particular physical features of the building that justify its designation as a listed building; and
- (c) the building's setting.

Unless the proposed works only affect the interior of the building, Design and Access Statements accompanying applications for listed building consent must also explain how issues relating to access to the building have been dealt with. They must explain the applicant's approach to access, including what alternative means of access have been considered, and how relevant Local Plan policies have been taken into account. Statements must also explain how the applicant's approach to access takes account of matters (a)-(c) above.

Design and Access Statements accompanying applications for listed building consent must provide information on any consultation undertaken, and how the outcome of this consultation has informed the proposed works. Statements must also explain how any specific issues which might affect access to the building have been addressed.

Paragraph: 032 Reference ID: 14-032-20140306

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The photo images of proposed new joinery are also poor in quality too, but what can be said about these is that the proposed design and details appear wholly inappropriate, given the high level of significance of the rear elevations of this building. An image has been supplied showing what appear to be interstitial glazing bars on the narrower French doors. A Juliet balcony is not a traditional feature of a 16th-century vernacular historic building, nor are French doors on the first floor with a

balcony. The same applies to a pair of large French doors in relation to the ground floor. Whilst I note the application form and the Heritage Statement, there was a door at the first floor. How do we know it was a door? What evidence is there for this? The heritage statement lacks detail and the whole submission lacks sufficient clarity for the LPA to fully understand the impact of the proposed alterations on the special architectural and historic interest of the building.

IHBC Guidance Notes – Alterations to Listed Buildings states:

4.1.1 As a general rule, original doors and windows should be retained. They should be replaced only where they are demonstrably beyond repair and should match the originals, or later historically or architecturally important replacements, in every respect.

4.1.2 The appearance and character of a building will greatly depend on the design and detailing of its walls and its windows and doors. Any alteration to the form of the latter is likely to have a considerable impact upon the overall appearance of the building as a whole.

and

4.1.4 Windows and doorways generally also have different proportions and conversion of the former into the latter is not usually appropriate.

Recommendation: Based on the limited information supplied, the proposals are likely to give rise to a high level of harm to significance and will not preserve the listed building. As such, the only recommendation that can be made is that this application is **refused** (or the application could be withdrawn).

Note: should the applicant wish to consider changes then I would strongly advise that a pre-application advice request is made. This will avoid additional costs of providing more detailed information, only to find that the proposed development is still likely to be unacceptable due to the level of harm resulting.

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